131.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,271,400 / 1,271,400
					USE VALUE:	1,271,400 / 1,271,400
					ASSESSED:	1,271,400 / 1,271,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
102		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LALLY RICHARD W & REGINA M
Owner 2:	
Owner 3:	
Street 1:	102 JASON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,087 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1911, having primarily Wood Shingle Exterior and 2992 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10087.000	614,600	6,400	650,400	1,271,400
Total Card	0.232	614,600	6,400	650,400	1,271,400
Total Parcel	0.232	614,600	6,400	650,400	1,271,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.95 | /Parcel: 424.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84713

GIS Ref

GIS Ref

Insp Date 11/10/18

PREVIOUS ASSESSMENT

Parcel ID 131.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	614,500	6400	10,087.	650,300	1,271,200	1,271,200	Year End Roll	12/18/2019
2019	101	FV	469,100	6400	10,087.	686,500	1,162,000	1,162,000	Year End Roll	1/3/2019
2018	101	FV	469,100	6400	10,087.	505,800	981,300	981,300	Year End Roll	12/20/2017
2017	101	FV	469,100	6400	10,087.	484,100	959,600	959,600	Year End Roll	1/3/2017
2016	101	FV	469,100	6400	10,087.	448,000	923,500	923,500	Year End	1/4/2016
2015	101	FV	442,700	6400	10,087.	375,800	824,900	824,900	Year End Roll	12/11/2014
2014	101	FV	442,700	6400	10,087.	367,100	816,200	816,200	Year End Roll	12/16/2013
2013	101	FV	442,700	6400	10,087.	349,700	798,800	798,800		12/13/2012

!10281!

PRINT

Date	Time
12/11/20	00:36:30

LAST REV

Date	Time
12/01/20	10:17:28
jorourke	
10281	

USER DEFINED

Prior Id # 1:	84713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUTLER MARY C	22215-456		7/16/1992		260,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2012	268	Porch	4,100					repair work to fro
2/26/2001	127	Porch	3,000	C				REPAIR PORCH
6/11/1998	376	Addition	65,000					21X23 2 ST ADD +BA

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2018	MEAS&NOTICE	HS	Hanne S
2/13/2009	Measured	336	PATRIOT
11/18/1999	Mailer Sent		
11/18/1999	Measured	243	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10087		Sq. Ft.	Site		0	90.	0.72	10									650,351						650,400	

Total AC/HA: 0.23157 | Total SF/SM: 10087 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 650,351 | Spl Credit | Total: 650,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00094748
Const Adj.:	1.01989794
Adj $ / SQ:	127.608
Other Features:	112750
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	754999
Depreciation:	140430
Depreciated Total:	614569

COMMENTS

RENOV IN PROGRESS 7/01.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	3	HB	

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

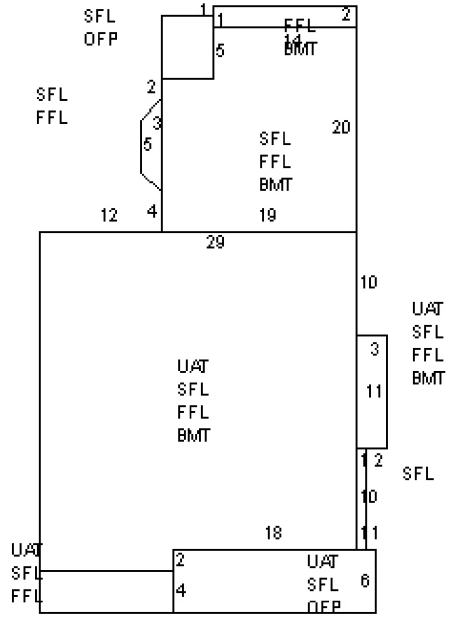
No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	169.72
Special Features:	0	Val/Su Net:	126.90
Final Total:	614600	Val/Su SzAd	205.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,522	127.610	194,207
FFL	First Floor	1,470	127.610	187,584
BMT	Basement	1,403	38.280	53,710
UAT	Upper Attic	298	51.040	15,211
OFP	Open Porch	150	28.050	4,207

Net Sketched Area:	4,843			Total:	454,919
Size Ad	2991.8999	Gross Are	5817	FinArea	2992

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	AV	1911	26.56	T	40	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400